

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 13, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Kennedy,
Marzari, Rankin, Sweeney & Volrich

ABSENT: Alderman Cowie (Leave of Absence)
Alderman Harcourt

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

CONDOLENCE

MOVED by Ald. Boyce,
SECONDED by Ald. Volrich,
THAT Council express its condolences to the family of the Late Lorne Brown, former Park Board Commissioner.

- CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Marzari,

THAT the Minutes of the Regular Council Meeting of January 6, 1976, with the exception of the 'In Camera' portion, be adopted, after amending the resolution of Council on Page 15 concerning Clause 3 of the report of the Community Services Committee to show this clause being adopted after amending the recommendation of the Committee whereby the Director of Planning is directed to consult with one representative of the art community only.

- CARRIED UNANIMOUSLY

Council Meetings - 1976

Alderman Kennedy requested that the Council meeting dates as approved by Council on January 6, 1976, be amended by scheduling a Council meeting for June 15, 1976, and scheduling a skip Council meeting on June 8, 1976, because of the Habitat Conference which will be held at that time.

MOVED by Ald. Kennedy,
SECONDED Ald. Volrich,

THAT the Council resolution of January 6, 1976, concerning Council meeting dates be amended whereby June 8, 1976, will be a 'skip' Council meeting and a Regular Council meeting be scheduled for June 15, 1976, but with no evening session.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Marzari,

THAT this Council resolve itself into Committee of the Whole Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS & OTHER REPORTSEqual Employment Opportunities Program

The Council considered a report dated January 6, 1976, as submitted by Alderman Marzari, concerning an equal opportunities program on which subject a Committee had been appointed last year with Alderman Marzari as Chairman.

Ms. K. Ruff, on behalf of the Human Rights Commission, addressed Council speaking in support of the report and the program generally.

Mr. P. Winn also addressed Council on the subject, supporting Alderman Marzari's report and suggesting that Council give leadership in expanding the program to private business.

The report concluded with the following recommendations:

"That Council re-affirm its commitment to a full equal opportunity programme including the handicapped and racial minorities.

That Council direct Social Planning Department to make a researcher available to work with the Committee and the Human Rights Commission in programme development."

Alderman Marzari proposed that the second recommendation be now withdrawn and therefore it was

MOVED by Ald. Marzari,

THAT Council approve that the terms of reference of the Committee shall include a full equal opportunity program including the handicapped and racial minorities.

- CARRIED

(Alderman Kennedy opposed)

MOVED by Ald. Bowers,

THAT the Committee be asked to prepare a study of the national ethnic origin of the present Civic work force.

(Deferred)

MOVED by Ald. Sweeney,

THAT the matter of the proposed study be deferred and referred back to the Special Committee for further consideration with Union representatives.

- CARRIED

(Aldermen Bowers, Marzari, Rankin and the Mayor opposed)

Alderman Marzari advised that the Committee will be expanded to include the Fire Chief or his representative and Mr. Mowett representing handicapped organizations.

Mandarin International Inn
141 Keefer Street

The Council considered a report from the City Manager under date of January 13, 1976, in which the Director of Planning reported as follows on the matter of the Mandarin International Inn at 141 Keefer Street:

cont'd....

DELEGATIONS & OTHER REPORTS (cont'd)Mandarin International Inn
141 Keefer Street (cont'd)

"The site is located on the north side of Keefer Street between Main and Columbia Streets and is located presently in the HA-1 (Chinatown) District.

Brief History

, June 12, 1973 An application was filed by the Planning Department to amend the Downtown Zoning and Development District Schedules. (This site was in a CM-1 District at that time.)

June 12, 1973 Development Permit Application #63200 was filed by Jones, Haave & Delgatty, Architects, on behalf of the Mandarin International Inn to construct a hotel, restaurant and neighbourhood pub.

Sept. 11, 1973 Amendments to Downtown Zoning Schedules passed by Council.

January 15, 1974 An error was discovered regarding floor space ratio calculations. After the development permit application was submitted, on a cursory check the floor space ratio was calculated at 6.30. On January 15, 1974 in a discussion with the developer, the error was discovered and in fact the floor space ratio was approximately 11.30 including the above ground off-street parking levels. Council was informed of this in a previous report of June, 1974.

March 18, 1974 to April 4, 1974 Planning Department and City Engineering Department were considering the site for possible collective parking in the Chinatown area. On April 4, 1974 a letter was submitted to Mrs. Faye Leung advising that it was agreed that a collective parking garage would not be appropriate on this site.

April 5, 1974 Development Permit Application #63200 was approved by the Technical Planning Board, subject to various conditions that had to be met prior to its issuance. These conditions included a reduction in floor space ratio, design approval and a reduction in the size of the beverage room.

April 11, 1974 A letter was sent to the applicant (Jones, Haave & Delgatty, Architects) advising them of the decision of the Technical Planning Board of April 5, 1974, including all the conditions.

May 27, 1974 The Urban Design Panel recommended that the Technical Planning Board refuse the design on the grounds that it, if executed, would adversely affect public amenity.

May 31, 1974 The Technical Planning Board considered the comments of the Urban Design Panel and resolved that since the recommendation of the Panel would involve a major restructuring of the proposed development, the Technical Planning Board could not accept the recommendation of the Panel and referred the matter to City Council for consideration noting that an attempt would be made to secure improvements to the vehicular access insofar as pedestrian amenity is concerned.

cont'd....

DELEGATIONS & OTHER REPORTS (cont'd)

Mandarin International Inn
141 Keefer Street (cont'd)

June 11, 1974 City Council, on the question of design, resolved:

"That the application to construct a hotel on the site be referred back to the Director of Planning to consider further with the owner the following conditions submitted by the Design Panel:

- that the sidewalk and lower floor use not be dominated by vehicular access and storage
- that it recognize the vital need for pedestrian amenity in the general Chinatown area."

August 27, 1974 City Council on report from the Director of Planning approved the establishment of liquor outlets in the development.

Sept. 24, 1974 The By-law to establish the HA-1 Historic Area District was passed by Council.

January 3, 1975 The last drawings were submitted by the Architect to comply with the conditions previously set by the Technical Planning Board prerequisite to the issuance of the development permit.

January 20, 1975 Development Permit #63200 was issued permitting the construction of a hotel on the site containing a restaurant/cabaret, licensed lounge, coffee shop and beverage room.

In the intervening period from the time the development permit application was filed until it was finally issued, considerable discussion and correspondence took place including the Urban Design Panel, other City departments, the Technical Planning Board and City Council as well as the architects and the developer. Matters under discussion included design, reduction in floor area, height, amount of parking and improvements to the circulation of pedestrians and vehicles.

The development as originally proposed would have been 18 storeys in height including 5 parking levels above grade with floor space ratio of 11.30.

The development as approved was 15 storeys in height with 2½ storeys of off-street parking above grade with floor space ratio of 7.50.

Present Situation

A development permit normally expires 12 months from date of issuance unless a valid Building Permit has been applied for. The anniversary date for this development permit is January 20, 1976.

On December 1, 1975 a letter was submitted from Dillingham Corporation Canada Limited requesting extension of the development permit for a 6-month period in order to complete formal working drawings and specifications for submittal to the Building Department. A further letter dated December 30, 1975, including the required fee of \$50.00, was submitted by the Architects, Jones, Haave, & Delgatty also requesting an extension of the development. The reasons given in this letter are:

"....Due to past economic conditions, our client has been unable to arrange adequate financing for the project for the last year and apparently is now ready to proceed on the project. We have a letter dated December 29, 1975 authorizing this firm to proceed with an application for a Building Permit and completed foundation drawings for this permit. In order to properly prepare these drawings with full consultant input, we would hereby request an extension to the development permit for a period of six months from the expiry date of January 20, 1976...."

cont'd....

DELEGATIONS & OTHER REPORTS (cont'd)

Mandarin International Inn
141 Keefer Street (cont'd)

Because of the significance of this development to Chinatown, the application for extension was referred to the Chinatown Historic Area Planning Committee for comments as it would not be in keeping with the HA-1 District, approved by Council on September 24, 1974. This was dealt with at their first available meeting of January 7, 1976. The recommendation of the Chinatown Historic Area Planning Committee was that the extension should not be granted for the following reasons:

- 'A. Since this development was applied for and approved under the old CM-1 Zoning (almost 3 years ago), that any new extension of the development permit should only be considered with regard to the new HA-1 zoning regulations, which this proposal clearly does not meet.
- B. The scale and size of the proposed development does not relate to the low profile surrounding area, and will have a negative impact on the surrounding historical area.
- C. If this project goes ahead, it may compromise the future development of a comprehensive urban design policy for the Chinatown area.'

The Architects have informed the Director of Planning that if no extension is granted, they will endeavour to submit the necessary drawings before January 20, 1976 in order to obtain necessary building permits in accordance with normal policy.

As a result of this, the Director of Planning considers that the requests for extension should not be granted. The Architects were informed of this verbally on January 8, 1976."

The City Manager submits the foregoing report for the INFORMATION of City Council.

Council also noted briefs and communications from Mrs. Leung, the developer, Jones, Haave & Delgatty, Architects and the Dillingham Corporation Canada Limited.

Mrs. Leung addressed Council in support of extending the development permit with respect to the project. Mr. Delgatty, Architect and Mr. Skodje of the Dillingham Corporation, also spoke and supported the extension.

Following an explanation from the Director of Planning, it was

MOVED by Ald. Boyce,
THAT this whole matter be deferred for one month.

- LOST

(Aldermen Bird, Bowers, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bird,
THAT an extension of six months be authorized in respect of
development permit #63200.

- LOST

(Aldermen Bowers, Boyce, Kennedy, Marzari, Rankin,
Volrich and the Mayor opposed)

cont'd....

Regular Council, January 13, 1976

DELEGATIONS & OTHER REPORTS (cont'd)

Mandarin International Inn
141 Keefer Street (cont'd)

MOVED by Ald. Kennedy,

THAT an extension of three months be authorized in respect of development permit #63200.

- LOST

(Aldermen Bowers, Boyce, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Bowers,

THAT an extension of one month be authorized in respect of development permit #63200.

- CARRIED

(Aldermen Marzari, Rankin and the Mayor opposed)

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RECOGNITION - Mr. D.A. Matheson

At this point in the proceedings, Council recognized Mr. Donald A. Matheson, the City Building Inspector and Deputy Director of Permits and Licenses, who is retiring from the City's service on January 15, 1976.

Mr. Matheson, who was present in Council with Mrs. Matheson, was presented with cuff links.

MOVED by Ald. Rankin,

THAT WHEREAS Donald A. Matheson joined the staff of the City of Vancouver as Deputy City Building Inspector on November 1, 1948;

AND WHEREAS Donald A. Matheson progressed to the position of City Building Inspector on July 2, 1952, which position he has since held;

AND WHEREAS on January 15, 1976, he will be retiring from the City service;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending to

DONALD A MATHESON

sincere and grateful appreciation, thereby commending him for his twenty-eight years of continuous, loyal and devoted service.

- CARRIED UNANIMOUSLY

Following response by Mr. Matheson, Council recessed at approximately 4:00 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:30 p.m.

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CITY MANAGER'S & OTHER REPORTS (cont'd)

Harbour Park Development

Council considered a report of the City Manager dated January 9, 1976, regarding Harbour Park Development wherein the City Engineer reported as follows:

cont'd....

CITY MANAGERS AND OTHER REPORTS (cont'd)Harbour Park Development
(cont'd)

"On November 20, 1975, Council, when dealing with the Harbour Park Development in public hearing, directed that: "The City Engineer carry out a more detailed traffic study of the area including cost comparisons of a pedestrian overpass versus underpass across Georgia Street."

The developer has had a traffic consultant carry out a study of the traffic generated by this development and the Engineering Department has analysed the matter further. In addition, negotiations have been held with Harcourt Development Corporation on cost sharing of required facilities and associated land matters.

TRAFFIC IMPLICATIONS

Georgia Street at Denman carries about 55,000 vehicles per day. The distribution of this volume and the peak hour situation have already been reported to Council. Traffic volumes on Georgia at this location are beyond the capacity of the street and backups now occur every day. These backups have not reached the north-south streets such as Burrard because reversible lanes are used on Georgia, pedestrian volumes at the intersections are very small, and little development has taken place north of Georgia. There is no buffer flexibility at the Georgia-Denman intersection and with Chilco closed there is no alternative route. Accordingly, all additional volumes must be carefully dealt with to keep the increase in backups on Georgia within about the 6% previously reported to Council.

The major problems are described here and then solutions outlined:

1. The development will generate about 5000 motor vehicle trips per day two way. The inbound traffic volume is estimated to be 2500 vehicles, of which 1200 would enter from Georgia via right turns north on Denman, and 1300 would enter from Denman. The outgoing trips would be 2500 vehicles, of which about 500 would turn right on Georgia to go west. In addition, we expect an increase in transit loading on Georgia west of Denman.

Proposed solutions to deal with these increases are:

- a) Motor vehicle access from Georgia will be prohibited and will be controlled through the traffic signal at Denman.
 - b) A twelve foot widening strip along Georgia was always provided in the area and the developer's plans presented to Council at the public hearing showed this widening. This will permit the construction of an additional lane on Georgia, west of Denman, which will provide storage space for vehicles merging into westbound Georgia traffic and for the increased transit loading.
 - c) The twelve foot strip will also permit construction of a new wide sidewalk and landscaping which will form a suitable pedestrian approach to Stanley Park.
2. A second major conflict could occur from about 800 trips wishing to leave the development and proceed south on Denman. These movements would restrict traffic on Denman Street going toward Stanley Park, particularly in the peak traffic period. To deal with this potential conflict, it will be necessary to prohibit through traffic southbound on Denman at the Georgia-Denman intersection.

CITY MANAGER'S AND OTHER REPORTS (cont'd)Harbour Park Development
(cont'd)

3. A third major conflict, and the most important one, would occur from increased pedestrian volumes crossing Georgia at Denman Street. Very little pedestrian crossing time now exists in the easterly crosswalk of Georgia Street. Due to the high volume of left turn traffic from Denman Street to westbound Georgia Street, pedestrian crossing is prohibited on the westerly crosswalk of Georgia Street. Any increase in this pedestrian time or even a small increase in pedestrian volumes would result in loss of green time in the east-west direction. This would have a very significant effect on the Georgia Street traffic and backups further east could be expected. If these reach the major north-south arterials, serious congestion would result.

This problem has been discussed with the developer who agrees that this situation must be avoided. Separation of pedestrian and vehicular traffic at the Georgia-Denman intersection is the only solution to the problem. As directed by Council, two methods of achieving this separation have been analysed:

a) An overpass -

The structure for this would be less expensive than an underpass (\$120,000.00 vs. \$330,000.00) and might pose fewer security problems. However, it would form a highly visible obstruction across Georgia Street right at the entrance to Lost Lagoon and Stanley Park. In addition it is impossible to construct access to the overpass at the south end without the use of the private property at that location. This would drive the costs well beyond those of the other alternative.

b) An underpass -

The structure for this would cost about \$330,000.00, including moving of utilities. It could be constructed without use of private land at the south end by having an access point in the sidewalk allowance on Georgia at Denman. The north entrance would be constructed on the Harbour Park property. The developer has agreed that land could be provided for this purpose without affecting the development.

The matter of security has been discussed with the Police Department who feel that security should not be a problem. However, provision could be made for future installation of doors at each end to close the structure at night when surface pedestrian volumes would not be detrimental. These would be constructed only if found necessary and this is doubtful. Appropriate arrangements can be made for controlling surface pedestrian use.

Since the underpass would be almost entirely on City street and since it would serve the city parks to the west as well as private development to the north and north-east, the underpass would be maintained and policed by the City, as is the one to the west at Chilco.

Both the Engineering Department and the developer agree that the underpass alternative is the best solution to the problem and this is recommended.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Harbour Park Development (cont'd)

COST SHARING

The curb, gutters and pavement for the one lane widening can be a local improvement (estimated cost \$40,000.00). Since the City is the only land owner this would be assessed to the City property and recovered from the development under the lease. The sidewalk necessary would be constructed largely on the twelve foot strip and the north boulevard by the developer as part of the development.

With respect to the underpass, discussions have been held between the developer and the Engineering Department, and the developer has agreed to pay one third of the cost to a maximum of one hundred thousand dollars.

The properties benefited by the pedestrian underpass are:

- a) The Harbour Park development
- b) The new City park immediately north-west
- c) The Bayshore immediately north-east (particularly when its proposed expansion takes place).

A fair assessment of benefit would be one third each and, therefore, cost sharing of one third each is appropriate. This cost sharing would be arranged through further negotiations including the Bayshore (Harbour Park and City already agree) or by a local improvement on the initiative. The latter approach is the more certain. The Director of Finance states that the City's one third (approximately) of the cost would be provided from \$1,000,000.00 for the development of the park site west of the Harbour Park development.

It is RECOMMENDED that:

- A) The Director of Legal Services be directed to arrange for the dedication of the twelve foot strip along Georgia Street.
- B) The City Engineer be directed to negotiate with Bayshore Inn on cost sharing on a one third basis for the underpass, and if this fails, to initiate a local improvement on the basis of assessed benefit being one third City park, one third Harbour Park development, and one third Bayshore Inn. (Harbour Park Development Corporation have already agreed to \$100,000.00 on this basis).
- C) The Director of Legal Services be directed to bring forward the by-law for the local improvement if this is necessary.
- D) The Director of Legal Services be directed to provide for the north access to the pedestrian underpass and financial arrangements for the underpass in the lease agreement.
- E) The City Engineer be directed to design and, upon completion of financial arrangements, construct the pedestrian underpass as part of the City street system.
- F) The City share of the underpass construction be provided from the \$1,000,000.00 provided for the park development at the Harbour Park site.
- G) The City Engineer be directed to bring forward a local improvement on the initiative for the necessary curb and pavement work on the north side of Georgia Street."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Harbour Park Development (cont'd)

Following an oral explanation by the City Engineer, the Director of Planning addressed the Council and expressed his concern on the speed of decision of the City Engineer's proposal and suggested additional information be obtained and consideration given in view of the future of this particular area.

MOVED by Ald. Boyce,

THAT this whole matter be deferred pending a report on performance bonds which had been requested previously.

- LOST

(Aldermen Bowers, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Bowers,

THAT recommendations A to G as contained in the foregoing Manager's report be approved.

(Amended)

MOVED by Ald. Rankin in amendment,

THAT recommendation E be amended to read as follows:

"E. The City Engineer be directed to reserve the land necessary to construct the pedestrian underpass as part of the City street system and report back in six months' time and, in the meantime, the Director of Planning report after studying the implications."

- CARRIED

(Aldermen Bowers, Boyce and Kennedy opposed)

MOVED by Ald. Sweeney in amendment,

THAT all of the words in parenthesis in recommendation B
be struck.

- CARRIED UNANIMOUSLY

The amendments having carried, the motion as amended and reading as follows was put and CARRIED:

"THAT recommendations A to G as contained in the foregoing Manager's report be approved after striking all the words in parenthesis in recommendation B and amending recommendation E to read as follows:

'The City Engineer be directed to reserve the land necessary to construct the pedestrian underpass as part of the City street system and report back in six months' time and, in the meantime, the Director of Planning report after studying the implications.'"

(Aldermen Boyce and Kennedy opposed)

UNFINISHED BUSINESS

1. 1976 Capital Program on
'Pay As You Go' Basis

Council on December 16, 1975, approved a number of recommendations contained in a report of the Finance and Administration Committee dated December 11, 1975, concerning a 1976 Capital Program on a 'Pay As You Go' Basis. In so doing, it approved the recommendation of the Committee that the 1976 Basic Capital Budget and the sources of

cont'd....

UNFINISHED BUSINESS (cont'd)1976 Capital Program on 'Pay As you Go' Basis (cont'd)

funds be recommended for approval at an early Council meeting in 1976.

MOVED by Ald. Volrich,

THAT the 1976 Basic Capital Budget as recommended in the Special (Review) Committee's report and the sources of funds as contained in the table attached to that report, be approved.

- CARRIED UNANIMOUSLY

It was agreed to defer consideration of the following Unfinished Business items pending the hearing of delegations later this day:

2. Grandview-Woodland Area Planning
3. Cedar Cottage - N.I.P. Implementation Stage
4. Closure of Lane South of 15th Avenue, West of Carolina Street
5. Hardship Appeal - Basement Suite 1511 West 63rd Avenue.

COMMUNICATIONS OR PETITIONS1. Joint Committee on Community Recreation & Leisure Services

The Council was advised that the Joint Committee on Community Recreation and Leisure Services is seeking authorization for staff input from the Social Planning Department in order to support and expedite the work of the Joint Committee.

MOVED by Ald. Bird,

THAT the request of the Joint Committee on Community Recreation and Leisure Services for staff input from the Social Planning Department be approved in principle and the Committee report to Council in further detail in respect of the amount of staff input necessary.

- CARRIED UNANIMOUSLY

2. West Coast Air-Sea Rescue Operations

In a letter dated January 5, 1976, the District of Campbell River is seeking support in encouraging the Minister of Transport and the Minister of National Defence to review the question of Air-Sea rescue on the West Coast.

MOVED by Ald. Volrich,

THAT this Council support the request of the District of Campbell River and, therefore, the Minister of Transport and the Minister of National Defence be so informed.

- CARRIED UNANIMOUSLY

Regular Council, January 13, 1976

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
JANUARY 9, 1976

Works & Utility Matters
(January 9, 1976)

The Council considered this report which contains five Clauses identified as follows:

- Cl. 1: Areaway at 139 East Pender Street
- Cl. 2: Lease of portion of Lane South of 54th Avenue East of Hudson Street
- Cl. 3: Revisions to Plumbing By-law No. 4068 - Fees for building Sewer Extensions
- Cl. 4: Common Emergency Telephone Number (9-1-1)
- Cl. 5: Damages Caused by Anchor Rods during Excavation

The Council took action as follows:

Clauses 1, 2, 3 and 5

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 5 be approved.

- CARRIED UNANIMOUSLY

Common Emergency Telephone Number (9-1-1) (Clause 4)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved, however, the City Manager attempt to negotiate the matter of interest rates on equipment value as referred to in Note ii of this Clause.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(January 9, 1976)

The Council considered this report which contains three Clauses identified as follows:

- Cl. 1: Jericho Hill School Health Services Budget Approval 1975
- Cl. 2: Amendments to By-law No. 4162, A By-law relating to the Operation and Maintenance of the Cemetery
- Cl. 3: City Centre Youth Resources - Gastown Clinic, 52 Water Street

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Regular Council, January 13, 1976

CITY MANAGER'S AND OTHER REPORTS (cont'd)

MANAGER'S GENERAL REPORT
JANUARY 9, 1976 (cont'd)

Building & Planning Matters
(January 9, 1976)

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: Residential Rehabilitation Assistance Program:
Promotion and Status Report
- Cl. 2: Cedar Cottage N.I.P. Appropriation -
Brewers Park Stage III

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Volrich,

THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(January 9, 1976)

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: Analysis of 1975 Property Tax Roll for Single-Family Residences
- Cl. 2: False Creek \$10,000,000 loan from CMHC

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Volrich,

THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(January 9, 1976)

Filling of One Vacant Position - Care Facilities Consultant II - Health Department (Clause 1)

MOVED by Ald. Volrich,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Regular Council, January 13, 1976

CITY MANAGER'S AND OTHER REPORTS (cont'd)

MANAGER'S GENERAL REPORT
JANUARY 9, 1976 (cont'd)

Property Matters
(January 9, 1976)

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: Sale to Confratellanza Italo-Canadese Society - 2 Acres - Block 96, Section 29 THSL
- Cl. 2: 10.3 Acre Site on the S/S of Adanac Street East of Cassiar Street

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird,

THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,

SECONDED by Ald. Bird,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (S/E Corner West 40th
Avenue and Dunbar Street)

MOVED by Ald. Bowers,

SECONDED by Ald. Sweeney,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,

SECONDED by Ald. Sweeney,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, January 13, 1976 15

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (2025 McLean Drive)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Kennedy was excused from voting
on this By-law)

3. BY-LAW TO AMEND BY-LAW NO. 4162,
BEING THE CEMETERY BY-LAW
(Mountain View Cemetery)

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up and Subdividing
Lane South of 1st Avenue between
Cassiar and Skeena Streets

MOVED by Ald. Rankin,
SECONDED by Ald. Boyce,
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The lane in Block 96, Section 29, Town of Hastings Suburban Lands dedicated by the deposit of Plan 4242 is surplus to the City's highway requirements;
- (3) Lots 1 to 32 said Block 96 together with the surplus lane are to be subdivided into two parcels;

cont'd....

MOTIONS (cont'd)Closing, Stopping Up and Subdividing
Lane South of 1st Avenue between
Cassiar and Skeena Streets (cont'd)

THEREFORE BE IT RESOLVED THAT all the lane dedicated by the deposit of Plan 4242 abutting lots 1 to 32, Block 96, Section 29, Town of Hastings Suburban Lands, Plan 4242 be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED THAT the said lane to be closed and the said lots 1 to 32 be subdivided into two parcels.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Road Purposes:
North 5 feet of Lot 18, Block 'O',
Section 42, THSL, Plan 11660

MOVED by Ald. Rankin,
SECONDED by Ald. Boyce,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

North 5 feet of Lot 18, Block 'O', Section 42, Town of Hastings Suburban Lands, Plan 11660;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -
Refuse Collection from Strata
Corporations & Co-operatives

referred to a letter he had received regarding the policy approved by Council on refuse pick-ups in strata titles and co-operative units. The Alderman enquired if inequity existed. The Mayor directed that the communication be referred to the City Manager and the City Manager report back with respect to the policy for the information of Council.

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The Council recessed at approximately 5:30 p.m. to reconvene at 7:30 p.m.

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The Council reconvened in the Council Chamber at 7.30 p.m. with Mayor Phillips in the Chair and the following Members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Kennedy,
Marzari, Rankin, Sweeney and
Volrich.

ABSENT: Alderman Cowie (Leave of Absence)
Alderman Harcourt

UNFINISHED BUSINESS AND DELEGATIONS

Grandview-Woodland Area Planning

Council, on December 16, 1975, deferred consideration of the above clause in the report of the Standing Committee on Planning and Development, dated December 2, 1975, pending the hearing of a delegation from the West Grandview Property Owners' Association. In its report the Committee advised it had reviewed the following recommendations of the Grandview-Woodland Interim Planning Committee:

I Membership of the Advisory Planning Committee shall be upon the basis of representation from each of seven zoning areas within the Grandview-Woodland area (see attached map).

II Composition of Advisory Planning Committee

The committee shall consist of a maximum of 21 persons composed of: 3 representatives from each of the seven areas consisting of one tenant, one property owner and one other person having a declared tenant, property owning or business interest in the area.

III Method of Selection of Advisory Planning Committee

- i) Public meetings to elect representatives to the Citizens' Advisory Planning Committee shall be organized by the Vancouver City Planning Department, in consultation with the Interim Planning Committee and held in each of the seven areas (Section I) with the present Interim Planning Committee soliciting nominations of area candidates that may be both written in or made from the floor at each of the public meetings.
- ii) The present Interim Planning Committee shall verify the eligibility of candidates prior to election.
- iii) The present Interim Planning Committee shall check the eligibility of the people attending the public meetings to vote in the elections of that area.
- iv) Elections shall be conducted at public meetings held in the seven areas of the community by a show of hands to determine the successful candidates.

Cont'd...

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

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Grandview-Woodland Area Planning (Cont'd)IV Term of Office for Members of the Advisory Planning Committee

- i) The term of office for the Citizens' Advisory Planning Committee shall be for one year, or until the committee has fulfilled its responsibility to the community, but not to exceed two years.

V Operating Procedure for Advisory Planning Committee

- i) There shall be a public meeting called to evaluate the work and recommendations of the Advisory Planning Committee not later than 1 year after the election for membership.
- ii) In the event of insufficient elected members, or resignations from the Advisory Planning Committee, the Committee shall make every effort to appoint another member, or members having eligibility of serving on the Committee until the soonest period of election.
- iii) In the event of the mass resignation of at least half of the members of the Advisory Planning Committee, fresh elections shall be immediately called.
- iv) All meetings of the Advisory Planning Committee and all decisions and recommendations must be made in meetings open to public inspection. It is also the responsibility of the committee to seek to publicize its decisions and recommendations.
- v) All documents, reports, correspondence and memoranda of the Advisory Planning Committee shall be open for public inspection at a place, or places to be designated within the Grandview-Woodland area.
- vi) The regular elected members and appointed members of the Advisory Planning Committee shall volunteer their services and receive no remuneration for their services. (This does not mean they might not be reimbursed for expenses incurred on Committee business).

VI Removal from Office of Committee Members

Committee members shall be removed from office in the event of:

- i) failure to attend at least half of the regular meetings of the committee during a six month period;
- ii) failure to attend three consecutive meetings without proper prior notification;
- iii) by the submission to the Committee Chairman of a petition having at least five hundred (500) signatures, with accompanying addresses of eligible community members, specifying the name or names of their own area representative to the Committee who is to be removed;
- iv) members of the Committee who during their term of office lose eligibility for that office shall automatically withdraw, or be removed from the Committee.

Cont'd..

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

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Grandview-Woodland Area Planning (Cont'd)VII Other Consideration - Elections

- i) For regular elections, the Advisory Planning Committee shall constitute itself an interim committee from its own members that are not seeking re-election, to supervise the election.
- ii) In the event of the total resignation removal from office or the candidacy of all standing members, an advertised Public Meeting of the entire Grandview-Woodland area shall be called by City Council, the outgoing Advisory Planning Committee or in their failure by any other interested person to appoint an interim committee to supervise the election.

VIII Other Considerations

- i) Neither Vancouver City Council nor the Advisory Planning Committee shall have the right or authority to amend the working constitution of the Citizens' Advisory Planning Committee without first calling a Public Meeting of the entire Grandview-Woodland area during which the matter must be decided by a public vote.

The Committee's report concluded with the following recommendations:

- A. THAT the recommendations of the Grandview-Woodland Interim Planning Committee concerning the formation and terms of reference of a Grandview-Woodland Advisory Committee, with the exception of Recommendation VI (iii), be endorsed, subject to the selection of the elected persons from the seven areas being ratified by Council.
- B. THAT the Planning Department be instructed to proceed with the public meetings as outlined in Recommendation III of the Interim Planning Committee.

Mrs. Gladys Chong, representing West Grandview Property Owners' Association, addressed Council and filed a brief. Mrs. Chong stated that the Association does not want a Neighbourhood Improvement Program nor re-zoning in the area. The area in question is bounded by Commercial Drive, Broadway, Clark Drive and Hastings Street, and for a number of years has been zoned RM-3. By means of a map, Mrs. Chong illustrated that the area is well-served by public services and amenities.

Mr. Joe Alvaro, a member of the West Grandview Property Owners' Association spoke against implementation of a N.I.P program in this area and filed a brief. He suggested that the only improvements required in this area of Grandview-Woodland are paving and curbing of City streets.

Cont'd.

Grandview-Woodland Area Planning (Cont'd)

Mr. D. Laalo - Grandview Tenants' Association, filed a brief in support of the Grandview-Woodland Area Planning Program, and the formation of a Grandview-Woodland Advisory Planning Committee.

The Rev. K. Imayoshi, Grandview Woodland Area Council, addressed the Council in support of the Grandview-Woodland Advisory Planning Committee and commended the Interim Planning Committee for its excellent work to date. He offered his Council's assistance, if needed, with development of the program.

Mr. R.R. Youngberg, Planning Department, explained the purposes of the Local Area Planning Program and Neighbourhood Improvement Program. He indicated that it has not, as yet, been decided to recommend the Grandview-Woodland area for a Neighbourhood Improvement Program. It is anticipated the Planning Department will be submitting recommendations on future N.I.P. areas to Council, in March 1976.

MOVED by Ald. Bowers
SECONDED by Ald. Volrich

THAT recommendation "A" of the Committee be approved, subject to the Planning and Development Committee further reviewing recommendations III (iii) and (iv), and recommendation V(iii) of the Interim Planning Committee, with a view to amendment where necessary.

FURTHER THAT recommendation "B" of the Committee be approved.

- CARRIED

(Ald. Bird, Kennedy and Sweeney opposed)

Cedar Cottage - N.I.P.
Implementation Stage.

Council, on December 16, 1975, when considering the above clause in the report of the Standing Committee on Planning and Development, dated December 4, 1975, passed the following resolutions:

- A. THAT use of the site office of the Cedar Cottage Neighbourhood Improvement Programme be extended to 31st March 1976,
- B. THAT the temporary position of the Clerk Typist II be extended to 31st March 1976.
- C. THAT due to the increase in responsibilities following the withdrawal of the Planner from the site office, the Director of Personnel Services examine the classification and salary levels of the Planning Assistant and Clerk Typist.
- D. THAT the City Manager be authorized to adjust the Cedar Cottage Neighbourhood Improvement Programme budget to reflect the City's share as being an amount not to exceed \$4870.00.

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Cedar Cottage - N.I.P.

Implementation Stage. (Cont'd)

On the same date Council agreed to hear a delegation from the Cedar Cottage N.I.P. Committee, on keeping the site office open until all projects are planned and under construction.

Mrs. F. Simatos, Vice-Chairman of the Cedar Cottage N.I.P. Committee, addressed Council and filed a brief setting out the current N.I.P. project situation in the area and requesting an extension of the site office at 3378 Findlay Street, including retention of the necessary staff, until the projects are completed. Other reasons given for extension of the site office were:

It serves for central communication for co-ordination;

Meeting place;

Identification and easy access; and

Is well-known to the community.

MOVED by Ald. Rankin

SECONDED by Ald. Marzari

THAT the use of the site office of the Cedar Cottage Neighbourhood Improvement Program and the present staff, be extended to the end of 1976, and the Director of Planning be instructed to maintain existing planning services in the area.

- (referred)

MOVED by Ald. Volrich

SECONDED by Ald. Bowers

THAT the above motion by Aldermen Rankin and Marzari, be referred to the Standing Committee on Planning and Development for consideration and report back to Council.

- CARRIED UNANIMOUSLY

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At this point in the proceedings Mayor Phillips left the meeting and Alderman Marzari, Deputy Mayor, assumed the Chair.

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Closure of Lane South of 15th Avenue,
West of Carolina Street.

Council, on January 6, 1976, deferred consideration of the following report of the City Manager (Works & Utility Matters) dated January 2, 1976, pending the hearing of delegations from Mr. P.M. Partridge and Mr. W. Nelsen, abutting property owners:

"Over the past two years the closure and disposal of the above portion of lane has been the subject of review and negotiation with two interested parties. During the course of the review, and as more detailed information on the lane was obtained from Land Registry Office searches, the basis and procedure of disposal of the lane was varied in accordance with advice from the Law Department. As a result, with all of the information now available and fully considered, this report Recommends that the lane be sold to the most recent applicant, Mr. Nelsen of Oak Investments, who is the abutting owner to the north.

However, Council should be aware that Mr. Partridge, the abutting owner to the south (Lot 7), did inquire two years ago about the purchase of the lane and, furthermore, before full detailed information was available, was more recently offered half of the lane allowance. Mr. Partridge is objecting to the total lane allowance being sold to Mr. Nelsen and wishes to appear before Council as a delegation.

Cont'd.

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)Closure of Lane South of 15th Avenue
West of Carolina Street. (Cont'd)

The summary of the proceedings on the above lane is as follows:

1. In November, 1973 Mr. Partridge made inquiries regarding the purchase of the lane allowance which is at the rear of his Lot 7. At that time he was advised that we were not prepared to sell this portion of lane since it appeared, from a cursory examination, that we would be endeavouring to acquire a through-lane allowance within the block.
2. In February 1974 Mr. Nelsen inquired whether the lane was for sale and was also advised (orally) that it was not.
3. In July 1974 Oak Investments (Mr. Nelsen) inquired if the lane could be sold. Further searches of the properties in the block at the Land Registry Office indicated that the City did not wish to put a lane through the block as we had previously closed the western portion for resubdivision of the west half of the block. It was then concluded that the lane was surplus and could be sold. As part of the normal process, the Property & Insurance Department was asked to determine a price. Mr. Nelsen was contacted on October 17 and advised of this price (\$7,623). However, Mr. Nelsen (in his telephone conversation) advised our Department that he was not prepared to purchase at this price. To confirm the matter, a letter was sent, stating the figure and asking Mr. Nelsen to advise us if he wished to acquire the lane. At this point we felt the matter was closed. We were unaware that Mr. Nelsen continued to negotiate with the Property & Insurance Department.
4. On February 5/75 Property & Insurance advised our Department that a new price of \$5,000 was agreeable. When it was determined that this was the same party (Mr. Nelsen) negotiating a price on the lane, it was necessary to carry out a detailed search in the Land Registry Office with respect to title. This search took considerable time and the transfer of title to the City has just now been registered.
5. In discussing lane closures with the Law Department as a result of the Provincial law suit on a lane closure, it appeared from the information available at that time (May 1975) that the abutting property owner should be offered at least a portion of the lane, particularly since he had requested purchase in 1973. This abutting property owner (Mr. Partridge) advised that he did wish to purchase the lane, so in the circumstances, it was felt that an equal division of the lane allowance (one half to each property) was the most appropriate arrangement. This was suggested to both parties, and while Mr. Partridge will agree to one half, Mr. Nelsen will not.
6. In a recent further review of the matter with the Law Department, we have been advised that with all of the current information on this property, the City is at liberty to sell the entire 20 foot lane to either of the abutting owners. Because of the subdivision in the block, it would be preferable to sell the full 20 feet of lane allowance to Mr. Nelsen, both for lot depth and continuity of the rear property lines of the adjacent lots. (See attached sketch).

I RECOMMEND that the portion of lane shown outlined on plan numbered LF 7494 be closed, stopped up and conveyed to the owner of the abutting East Half of Lot 3, Block 100, D.L. 301, subject to the following conditions:

1. The value of the lane to be \$5,000 in accordance with the recommendations of the Supervisor of Property & Insurance.
2. The lane so closed be subdivided with the said East Half of Lot 3 to form one parcel."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Closure of Lane South of 15th Avenue
West of Carolina Street. (Cont'd)

Both Mr. Partridge and Mr. Nelsen had previously submitted briefs which were circulated to Members of Council.

Mr. Partridge addressed Council and submitted a further brief, dated January 13, 1976, giving the reasons why he opposes the lane being sold to Mr. Nelsen. He suggested that Council consider splitting the lane in half and disposing of it fairly to each property owner.

Mr. Nelsen addressed Council and reiterated some of the points made in his previously submitted brief. He indicated that, should Council agree to sell the lane to him, he would make allowances for Mr. Partridge's existing fence and pole line. He further stated that it was his intention to erect a decorative screen wall and black-top this portion of the lane for use as parking.

MOVED by Ald. Sweeney

SECONDED by Ald. Kennedy

THAT the portion of the lane outlined on Plan No. LF7494 be closed, stopped-up and conveyed to Mr. P.M. Partridge, the owner of the abutting Lot 7, at a price of \$5,000.

- CARRIED

(Ald. Bowers and Boyce opposed)

Hardship Appeal - Basement Suite
1511 West 63rd Avenue.

Council, on November 25, 1975, approved the recommendation of the Hardship Committee that the above Hardship Appeal be not approved.

On January 6, 1976, Council agreed to hear an appeal from Harold and Mary Ann Epp against the decision to not allow their hardship appeal.

Mr. Harold Epp addressed Council and requested Council's reconsideration in this matter on the grounds that he is a student at U.B.C., and his wife, their present sole source of income, is expecting their second child and will have to discontinue work for several months. He also stated that the occupants of the suite are the Epp's younger sisters, one of whom begins Nurses training at Vancouver Community College in May, 1976.

MOVED by Ald. Bird,
SECONDED by Ald. Rankin

THAT Harold and Mary Ann Epp be granted a one-year extension from the date of this resolution, in respect of the basement suite at 1511 West 63rd Avenue.

- CARRIED UNANIMOUSLY

Harbour Park Development.

Alderman Boyce

stated that she had, some time ago asked the City Manager to research the financial stability of Harcourt Developments.

The City Manager advised that he had checked with the Better Business Bureau, Dunn and Bradstreet, and a number of local developers with offices in Edmonton. He stated that, while Harcourt Developments itself is a small developer, the principal behind the company is Dr. Allard, who is a large developer and a well-known principal of a large trust company. The indications are that Dr. Allard is a substantial and valid developer.

The Council adjourned at 10.00 p.m.

The foregoing are Minutes of the Regular Council meeting of January 13, 1976, adopted on January 27, 1976.

A. Phillips
MAYOR


K.D. Phillips
CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORTRECOMMENDATIONS:1. Areaway at 139 East Pender St.

The City Engineer reports as follows:

"The areaway slab at 139 E. Pender is in a deteriorated condition structurally and as such constitutes a hazard to the public. This areaway is the subject of an encroachment agreement and is a registered charge against the abutting property. The owner has been contacted on many occasions with verbal and written communications, urging him to make repairs. To date he has done nothing.

Encroachment By-law 4243 authorizes the City Engineer to make necessary repairs and bill the owner for the costs.

I RECOMMEND that:

A. The City Engineer be authorized to:

- (i) appoint a consulting engineer to determine and design necessary repairs to the above areaway;
- (ii) appoint a contractor to carry out the work.

B. The costs be recovered from the owner in a manner determined by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing be approved.

2. Lease of portion of Lane South of 54th Ave. east of Hudson St. abutting Lot 3, of Lot 1, Blk 17A, D.L. 526, Plan 12790

The City Engineer reports as follows:

"An application has been received from the owner of Lot 3 of Lot 1, Block 17A, D.L. 526, Plan 12790, to lease the portion of 10 foot lane abutting this lot. The lane is not open and will not be required for lane opening until such time as additional land is dedicated for lane within the block.

The owner abutting this portion of lane on the south side has given his written consent to this portion of lane being leased to the applicant.

I RECOMMEND that the portion of lane shown outlined red on Plan LF 7505 be closed, stopped up and leased to the owner of Lot 3 of Lot 1, Block 17A, D.L. 526, Plan 12790 subject to the following conditions:

- (1) The term to be 10 years with 6 months notice of cancellation if the area is required for municipal purposes.
- (2) The rental to be a nominal \$10 for the term.
- (3) The lease area to be kept in a neat and tidy condition.
- (4) No structures to be erected on the lease area.
- (5) The lease area to be used for access, parking and landscaping.
- (6) Agreement to be satisfactory to the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing be approved.

3. Revisions to Plumbing By-law No. 4068 - Fees for building
Sewer Extensions

The City Engineer reports as follows:

"The scale of fees for sewer connections set forth in sections 1.4.16 (2 & 3) and 1.4.20 of the Plumbing By-Law were last amended in December 1974. That amendment provided for a cost increase in 1975 of approximately 10% and did not anticipate the 26% wage increase granted to the outside workers. Therefore, the City suffered a net loss on the sewer connection accounts in 1975.

The following tabulation summarizes current fees and proposed fees:

<u>Item</u>	<u>Current Fee</u>	<u>Proposed fee for 1976</u>
(1) One and two family dwelling building sewer extension	\$ 900	\$1,200
(2) Building sewer extensions other than one and two family dwelling:		
(a) 4-inch diameter	\$1,000	\$1,300
(b) 6-inch diameter	\$1,300	\$1,700
(c) 8-inch diameter	\$1,750	\$2,300
(d) 10-inch diameter	\$2,100	\$2,800
(e) 12-inch diameter	\$2,500	\$3,200
(f) 15-inch diameter	\$2,800	\$3,500
(g) Manhole installation in conjunction with building sewer extension	\$ 750	\$ 950
(h) Connections greater than 15-inch diameter	\$2,800 Min.	\$3,500 Min.
(3) New hub or wye on twin sewer	\$ 450	\$ 600
(4) New hub or wye on single sewer	\$ 150	\$ 200

The proposed fees listed above provide for anticipated cost increases in 1976 and should recover costs for all items except connections for one and two family dwellings. The proposed fees listed for one and two family dwellings are in accordance with the City's long standing policy of establishing the fee somewhat below cost for these connections.

The City Engineer recommends that:

A. Changes to Sections 1.4.16 (2 & 3) and 1.4.20 of the Plumbing By-law No. 4068 be approved in principle as follows:

- 1.4.16 (2) for \$900 substitute \$1,200
- 1.4.16 (3) (a) For \$1,000 substitute \$1,300
 (b) For \$1,300 substitute \$1,700
 (c) For \$1,750 substitute \$2,300
 (d) For \$2,100 substitute \$2,800
 (e) For \$2,500 substitute \$3,200
 (f) For \$2,800 substitute \$3,500
 (g) For \$ 750 substitute \$ 950
 (h) For \$2,800 substitute \$3,500
- 1.4.20 (a) For \$ 450 substitute \$ 600 (new wye-twin sewer)
 (b) For \$ 150 substitute \$ 200 (new wye-single sewer)

B. The Director of Legal Services be instructed to prepare the necessary amendments to the Plumbing By-law.

C. The effective date of these By-law Revisions be February 16, 1976."

The City Manager RECOMMENDS that the foregoing be approved.

4. Common Emergency Telephone Number (9-1-1)

The City Engineer reports as follows:

"This report describes the schedule for putting the "9-1-1" system in operation, the advertising program and the funds required in 1976 Revenue Budget for the telephone charges, equipment and advertising.

A. Time Schedule.

On November 27, 1973, Council approved the implementation of a 9-1-1 Common Emergency Telephone Number. This number will terminate in the new Police Communications Centre and residents can, by calling a single number, reach Police, Fire and Ambulance emergency services.

Construction of the Communications Centre was approved on October 29, 1974, after an architectural study recommended renovation of the Public Safety Building and its retention for the Police Department.

Original estimates indicated that 9-1-1 could be implemented on July 1, 1975; however, because of the delay in relocating the Courts and the additional time required for construction, testing and training, the following schedule is set:

1. January 1, 1976 - completion of renovations.
2. March 15, 1976 - completion of installation and testing of radio and telephone equipment.
3. April 1, 1976 - after two weeks of "hands on training", transfer Police communication operations to new facilities.
4. May 1, 1976 - implement 9-1-1 system.

B. Advertising Campaign.

The advantage of the Common Emergency Telephone Number is that it can readily be memorized so the Public can call all emergency services without reference to a telephone book. Although there will be some publicity given to the inauguration of the 9-1-1 system, an advertising campaign is recommended to educate the Public.

Phase 1 of the advertising campaign will coincide with the inauguration of 9-1-1 and will include running newspaper ads, radio announcements and sending "mailings" with the telephone bills and the City tax notices. Bumper strips are also proposed for City vehicles. It is proposed to employ assistants to do the art work and prepare the Public Relations material for the mailings, bumper strips and the radio announcements and to engage a personality to act as spokesman on radio shows and T.V. interviews. In conjunction with the campaign, the Engineering Department will survey and assess public awareness of 9-1-1 starting before the cut over to 9-1-1 and continuing for approximately one year.

The estimated cost of Phase 1 is \$30,000 of which the B.C. Telephone Company will be spending an estimated \$15,000 and the City \$10,000 plus committing approximately \$5,000 in staff time for the survey of public awareness.

When Seattle implemented their system, some problems developed because many people had not been fully made aware of the system and further advertising was necessary. Although it is hoped that the initial publicity and advertising will create adequate awareness of 9-1-1, a second phase of advertising has been developed for a period of three to nine months, to be used if the surveys show a need for further advertising. Phase 2 of the campaign, would use billboards and radio messages. The cost of this phase is estimated to be up to \$35,000. The B.C. Telephone Company will share these costs equally with the City.

The Social Planning Department will coordinate the campaign with the B.C. Telephone Company.

C. Estimated Costs.

The B.C. Telephone Company has paid the costs for adapting their facilities to bring all 9-1-1 calls from the nine Vancouver telephone exchanges into their 'Mutual' central office. The City is required to pay the connection and rental charges for the telephone trunks from the 'Mutual' exchange to the Communications Centre and for the telephone equipment in the Centre.

In November 1973, Council approved an increase of the \$3000 per month in the Police Department's operating budget for increased telephone rental charges and the

Manager's Report, January 9, 1976 (WORKS - 4)

Clause 4 Cont'd

sum of \$29,000 for the installation of telephone trunks, construction of an equipment room, and purchase of an additional recorder. After more detailed examination of the operation of the Communications Centre, it was found that additional equipment is required for satisfactory operation. The additional facilities and costs have been itemized below.

1. Increased non-recurring costs.

a) Trunk and equipment connection costs.	\$ 1,500
b) Larger switchboard	9,000
c) Additional locals, metering and signalling systems	600
d) Relocation of existing trunks	300
e) Overexpenditure of account 232/1901 for larger electrical feeders (see Note i)	1,500
f) Interest (see Note ii)	<u>7,500</u>
Total Non-Recurring Costs	\$20,400
g) Advertising Program - Phase I (see Note iii)	\$10,000

Note i In 1974, \$8700 was provided out of the \$29,000 for the construction of an equipment room for the telephone equipment and to provide special electrical feeders. After the project started, the Telephone Company requested extra electrical feeders to adequately service their equipment. The cost of this additional electrical work which the agreement requires be provided by the City amounted to \$1500.

Note ii When Council approved the construction of the Communications Centre in 1974, an order was given to the B.C. Telephone Company to have their equipment ready to operate by July 1, 1975. They installed a major portion of the equipment in the basement of the building in February 1975. Their agreement provides that they may charge interest at 9½% of the equipment value when there is a delay in putting the equipment into service. The Company has requested interest from September 1, 1975 until the system is put into service.

Note iii The surveys which are proposed to be carried out by the Engineering Department will account for up to approximately \$5000 staff time, making a total City contribution of approximately \$15,000 towards advertising. The B.C. Telephone Company propose to spend a like amount for their part of Phase 1.

2. Increased Rental Costs

The following tabulation shows the estimated increased telephone rental for 1976.

a) Total rental costs for equipment in the Communications Centre for 9½ months is estimated to be	\$46,740
b) Less the rental costs for the equipment removed from the old centre.	<u>\$10,200</u>
c) Increased rental costs for 1976	\$36,540
d) Costs as estimated in original proposal (\$3000 per month)	\$28,500
e) Increased rental over the original proposal	\$ 8,040

The additional funds will be required in January 1976 for the advertising program and in April 1976 for the telephone charges.

I recommend that

I. Phase 1 of the Advertising Program be undertaken, and

II. The following amounts be approved in advance of the 1976 Budget to be added to the Police Department Revenue Budget:

(a) Non-recurring costs	\$20,400
(b) Telephone rental	\$36,540
(c) Advertising 9-1-1 (Phase 1)	\$10,000"

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

Manager's Report, January 9, 1976 (WORKS - 5)

5. Damages Caused By Anchor Rods During Excavation

The City Manager submits the following report of the City Engineer:

"In deep excavations for new developments one method of shoring is to drill holes for anchor rods into the street at various depths below the surface and pump concrete grout in the holes to imbed the anchor rods. This has been permitted where it is unreasonable to do otherwise, in the City Engineer's opinion. A deposit for damages has been collected along with provision for Public Liability Insurance and other safeguards. This control practice has been in effect since it was approved by City Council on January 23, 1973 and is working satisfactorily. However, some instances of damages have occurred whereby B. C. Hydro electric underground lines, B. C. Telephone lines, and City Sewer lines have been drilled into. In the first two utilities mentioned, the damage is immediately noticed but several sewers have been partially blocked by the pumped concrete grout but have continued to operate at a reduced flow until rain storms overloaded the sewer and caused flooding of private property.

It is proposed to charge those developments which use this method of shoring a flat charge for post-inspecting the sewer lines by T. V. camera. This fee would not be returnable and would cover the cost of a crew to inspect the sewer for damage. The proposed fee is \$600.00, which would be in addition to the normal deposits, and is estimated to cover the average cost of an inspection.

The City Engineer recommends that he be authorized to collect a non-refundable fee for T. V. inspection in the amount of \$600.00 from those developments choosing this method of shoring."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 68

Manager's Report, January 9, 1976 (SOCIALS - 1)

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SOCIAL SERVICE & HEALTH MATTERSRECOMMENDATION1. Jericho Hill School Health Services
Budget Approval 1975

The Medical Health Officer reports as follows:

"For a number of years the City of Vancouver Health Department has been providing Health services to Jericho Hill School, operated by the Provincial Department of Education. All services and supplies provided by the City are fully recoverable through the Provincial Department of Education. Billings are done on a quarterly basis under recoverable account No. 6810/401.

This Department has been informed that \$49,650.00 has been provided in the Provincial Department of Education Budget for Health Services for the fiscal year April 1, 1975 to March 31, 1976. Copy of letter dated August 6, 1975, with a copy of the budget from Mr. M.V. Thorsell, former District Superintendent of Jericho Hill School is attached.

This Department has adjusted the Provincial budget to reflect the City's fiscal system of budgeting on a calendar basis. The sum of \$37,237.00 has been reserved for the period April 1, 1975 to December 31, 1975 and the balance of \$12,413.00 will be carried over to form part of our 1976 fiscal year, i.e. January 1, 1976 to March 31, 1976.

The sum of \$11,435.00 was recovered from the Provincial Department of Education for services rendered to Jericho Hill School for the period January 1, 1975 to March 31, 1975. This amount has been added to the above mentioned sum of \$37,237.00 making a budgetary total of \$48,672.00 for the period January 1, 1975 to December 31, 1975. The amount of \$48,672.00 has been allocated as follows:

SALARIES

Medical Health Officer (Part-Time) 6801/4	\$ 2,882.00
Consultant Services (Medical) (Part-Time) 6801/4	84.00
CH Nurses (2 Part-Time Positions) 6801/10	10,550.00
Registered Nurse (Part-Time) 6801/10	144.00
Nutritionist (Part-Time) 6801/27	2,347.00
Physiotherapist (Part-Time) 6801/27	4,743.00
Dental Hygienist (3/5 Time for 10 Months) 6801/7	6,068.00
Dental Assistant I (3/5 Time for 10 Months) 6801/7	4,170.00
Clerk Typist II (Position For 10 Months) 6801/1	7,047.00 \$38,035.00
Fringe Benefits 6801/23	2,840.00
Supplies & Equipment	2,972.00
Health Education Materials & Services	400.00
Administration & Overhead 10%	4,425.00
TOTAL	\$48,672.00

All the above positions (with the exception of the Clerk-Typist II) have been established by Council.

Cont'd . . .

Clause #1 continued:

This Department has in the past provided limited clerical support to our health staff at Jericho Hill School. This has proved unsatisfactory and as there was a definite need for a full time clerical person, this department provided a Clerk-Typist II from our limited existing clerical staff as from April 1, 1975 and recovered the full salary of the Clerk-Typist II from the Provincial Department of Education which has provided funds for 10 months in the Jericho Hill School Budget for the services of a Clerk-Typist II as from April 1, 1975. It should be mentioned that the Jericho Hill School closes in July and August each year.

The cost of the Clerk Typist II position (Pay Grade 9) is as follows:

(a) April 1, 1975 to December 31, 1975 (Excluding July and August)	(b) Annual <u>10 Months</u>
\$4,673.00	\$7,200.00

Your Medical Health Officer recommends that:

- a) the budget as shown above be approved;
- b) billings continue on a quarterly basis;
- c) one new 10 month position of Clerk-Typist II (Pay Grade 9) be established for Jericho Hill School with effect from April 1, 1975.

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

2. Amendments to By-law No. 4162, A By-law Relating to the Operation and Maintenance of the Cemetery

The Medical Health Officer reports as follows:

"On August 28th, 1975 application was made to the Minister of Consumer Services seeking approval of a proposed rate increase for Mountain View Cemetery to prevent the incurring of large losses in Cemetery operations.

Under date of December 15th, 1975 approval of the proposed rate increase was received setting rates as shown on Schedule A attached. The Cemetery Superintendent indicates that with this increase operations will net approximately evenly. A further request for annual adjustment of rates will be submitted to the Minister shortly, after detailed review of 1975 year end statements.

During the interim a review of the existing Cemetery By-Law # 4162 was conducted by this Department and a number of sections in the By-Law were noted to need updating. A listing of these sections is attached and should be incorporated into By-Law # 4162.

The Director of Legal Services has reviewed and is in agreement with the attached By-Law changes including Schedule A.

Your Medical Health Officer recommends that:

- 1) By-Law #4162 be amended as shown;
- 2) That Cemetery fees and charges be increased as shown in Schedule A, effective the date of adoption of this report;
- 3) The Director of Legal Services be instructed to prepare the necessary amendments to the existing By-Law.

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

3. City Centre Youth Resources -
Gastown Clinic, 52 Water Street

The following report has been received from the Medical Health Officer:

"On the request of the City Centre Youth Resources in December 1974, the City Council approved funds in the amount of \$7,000, (salaries \$6,000, supplies \$1,000), for the Health Department to provide Nursing Services for use by the "Family and Children's Service Facilities", 52 Water Street for six (6) months trial period ending August 15, 1975.

Subsequent to its opening in February 1975 the Province of B. C. was approached with the request that the Province fund 100% of the cost of operations of this clinic on an on-going basis, with effect August 15, 1975. Operations to continue under the City of Vancouver Health Department.

Confirmation of Provincial funding, as requested, has been received and is contained in a letter from Dr. Elliot, Deputy Minister Community Health Programmes, Province of B. C., dated December 30, 1975.

Your Medical Health Officer therefore recommends that the Gastown clinic continue in its current role and present level of operations within the City of Vancouver Health Department, at no cost to the City. The clinic is to be funded 100% by the Province of B. C. "

The City Manager RECOMMENDS that the preceding report from the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 65

MANAGER'S REPORT, January 9, 1976 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

INFORMATION

1. Residential Rehabilitation Assistance Program:
Promotion and Status Report

The Director of Planning reports as follows:

"On September 23rd, 1975, City Council adopted the following Resolution:

"That Council authorize the hiring of two staff at the Planning Assistant II level, on a temporary basis for two months to promote the Residential Rehabilitation Assistance Program in Cedar Cottage and Kitsilano and further, that costs of the staff be provided by transferring funds from the other departments' appropriations of the Cedar Cottage and Kitsilano N.I.P. planning stage budgets, and a report be submitted at the end of two months as to the effectiveness and acceptance of the Program in the area".

This recommendation allowed two temporary staff people to become actively involved in the promotion of the Residential Rehabilitation Assistance Program in the two N.I.P. areas.

During that period contact was made into selected pockets of the N.I.P. areas, to determine if the method of direct contact would in fact increase the amount of people taking advantage of the R.R.A.P. Program to upgrade the quality of housing units within the area. During this process contacts were made by blanketing the area with letters to the home-owners, (and absentee owners if addresses could be ascertained) followed up by phone calls, individual door-to-door canvassing and setting up appointments with interested home-owners.

The Appendix indicates the sub-areas that were canvassed during this two months, and indicates the location of individuals who have applied for grants and loans through the R.R.A.P. Program. The results for this two month period indicate that within the Cedar Cottage N.I.P. area, 30 applications have been received for home rehabilitation; of these 30, 19 were received within the areas that were canvassed by staff. In the Kitsilano area 49 applications were received and of these, 10 were in the area that was canvassed.

This would indicate that in the Cedar Cottage area, there was a definite increased utilization of the Program when direct contact was made with the individual home-owners and absentee landlords. In the Kitsilano N.I.P. area, the results were not as effective. This is primarily due to the difficulty in contacting absentee owners. Future efforts in Kitsilano will require more effective means of establishing these contacts. The results of this canvass and similar efforts completed by C.M.H.C. a number of months ago, would indicate that this method does increase owner awareness of the program and increases applications. It should also be indicated that additional applications are being received in these sub-areas as a result of this canvass.

From January 5th until May 5th, a Local Initiatives Program will be utilized to place an R.R.A.P. promoter within each one of the N.I.P. areas, and it is expected by C.M.H.C. and by our past experience, that this will significantly increase the number of applications.

Continued on Page 2. . . .

MANAGER'S REPORT, January 9, 1976. (BUILDING - 2)

Clause No. 1 Continued

The summary of the R.R.A.P. Program to date is as follows:

R.R.A.P. SUMMARY: MAY 1974 TO DECEMBER 1975

	<u>HOMEOWNER</u>			<u>RENTAL UNITS</u>		
	UNITS	GRANT	LOAN	UNITS	GRANT	LOAN
Kitsilano						
Committed	124	\$240,997	\$ 36,378	126	\$185,761	\$ 46,127
Pending	108	Approx. \$284,000	\$ 40,000	142	Approx. \$270,000	\$ 85,000
Cedar Cottage						
Committed	93	\$195,653	\$ 65,083	27	\$ 57,038	\$ 20,911
Pending	40	Approx. \$ 80,000	\$ 40,000	34	Approx. 57,000	\$ 28,000
TOTAL	365	Approx. \$800,650	\$181,461	329	Approx. \$569,799	\$180,038

Total Dwelling Units approved or pending approval for rehabilitation: 694

Total R.R.A.P. Grants approved or pending approval: \$1,370,449

Total R.R.A.P. Loans approved or pending approval: \$ 361,499

TOTAL R.R.A.P. Approx. \$1,731,948 "

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

2. Cedar Cottage N.I.P. Appropriation: Brewers Park Stage III

The Director of Planning reports as follows:

"The top priority of the Cedar Cottage Neighbourhood Improvement Program is to improve the parks facilities in the area. To this end improvements to Cedar Cottage Park (formerly an extension of China Creek Park) have almost reached completion and the Stage I improvements to Brewers Park have begun following Council approval of the required funding on August 12th, 1975. At the time of the Brewers Park (Stage I) approval it was stated that a second appropriation would be required when planning of all improvements was completed. The Parks Board has now finalized the plan following discussions with area residents and the N.I.P. committee. Cost of the further improvements is estimated at \$106,500. This includes provision for cost increases on tenders for tennis court construction that were higher than the estimates prepared for the Stage I report, tennis court lighting, playground construction, pathway lighting to improve the safety of the park, landscaping, picnic tables, benches, and horseshoe pitch. Under N.I.P. the city's share of these expenses would be \$26,625. C.M.H.C. has concurred with this proposal."

MANAGER'S REPORT, January 9, 1976 (BUILDING - 3)

Clause No. 2 Continued

"N.I.P. the costs are shared as follows:

C.M.H.C.	\$53,250
Province	\$26,625
City	\$26,625

The Director of Planning recommends that Council approve the appropriation of \$106,500 from the recreation account of the Cedar Cottage Neighbourhood Improvement Program for Stage II improvements to Brewers Park."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 62

FINANCE MATTERS**A-7**INFORMATION1. Analysis of 1975 Property Tax Roll for Single-Family Residences.

The Director of Finance reports as follows:

"Herewith submitted is the regular annual report showing the taxes levied on single-family residences. The statistics on the attached exhibits are shown in stepped groups to demonstrate taxes paid by the different valued properties.

As a very large majority of single-family residences are owner occupied and the owners are therefore eligible for the Home-owner Grant and School Tax Removal and Resource Grant (hereafter referred to as the Home-owner Grant), the taxes are shown with the Home Owner and the School Tax Removal and Resource Grants deducted.

In Exhibit I the data is grouped in steps of general taxable value and shows the taxes payable at each level. Exhibit II is a summarization of Exhibit I with the groupings based on taxes payable. In Exhibits III and IV, the properties are divided up into three sub-groups based on the assessed values. For each sub-group, the figures are presented for the average net taxes, the rate of increase in taxes for 1974-75 and an analysis of the ratio of land to total assessed values.

The average of total taxes (general, school, hospital, regional district and assessment authority) is \$760. Netting out the Home-owner Grant, the average is reduced to \$511. This net amount represents an increase of 23.1% over the 1974 figure. The average discussed here is the arithmetic mean of the total taxes divided by the total single-family residences and should not be confused with the median (what the average taxpayer pays) which was \$669 (net \$430).

The average taxes are represented by:

General purposes	\$395
School purposes	338
Hospital, Regional District, & B.C. Assessment Authority	27
	<hr/>
	\$760
Less: Homeowner Grant	255
	<hr/>
	\$505

General Purposes Taxes

The change in the general purposes tax levy between 1974 and 1975 is shown below:

	<u>1974</u>	<u>1975</u>	<u>Percent Change 1974-75</u>
General Purposes Tax Levy on all properties	\$58,239,160	\$69,626,456	19.6%
General Purposes Tax paid by average single-family homeowners	337	395	17.2%

There was a slight shift in the burden of taxes away from the residential sector onto the commercial and industrial sector. This shift was due to new construction.

Clause No. 1 Continued.School Taxes

The change in the school tax levy between 1974 and 1975 was as follows:

	<u>1974</u>	<u>1975</u>	<u>Percent Change 1974-75</u>
School Tax Levy on all properties	\$62,977,481	\$73,541,087	16.8%
School Tax paid by average single-family homeowners	295	338	14.6%

It will be noted that, while the School Tax Removal and Resource Grant was intended to reduce school taxes on residential units, it only increased \$1.31 million for SFR whereas total school tax increases for the single-family residences amounted to \$3.15 million. Looking at the averages, school taxes increased by \$43 while the Grant increased by \$17. It would seem that the School Tax Removal and Resource Grant has not expanded in line with school expenditures.

Hospital, Regional District and B.C. Assessment Authority Taxes

The change in these levies between 1974 and 1975 was as follows:

	<u>1974</u>	<u>1975</u>	<u>Percent Change 1974-75</u>
Hospital Tax Levy on all properties	\$1,309,346	\$1,691,952	29.2%
Regional District Tax Levy on all properties	1,445,960	1,686,183	16.6%
B.C. Assessment Authority Tax Levy on all properties	-	2,249,526	0
Total for all properties	\$2,755,306	\$5,627,661	104.2%
Hospital, Regional District & B.C. Assessment Authority Tax paid by average single-family homeowners	\$13	\$27	107.7%

The most significant change here has been the addition of the property tax levy to pay for the costs of administering the B.C. Assessment Authority. The Assessment Authority was created in 1975 as a first step in establishing a uniform assessment practice throughout the Province.

Sub-Groups of Single-Family Residences

As is demonstrated in Exhibit III, the rate of increase in taxes is different for the various sub-groups of single-family residences. In 1975, the lower valued properties experienced a proportionately greater rate of increase in taxation than did the higher valued ones. This bears out the experience of previous years. This higher growth rate in net taxes for the lower valued properties seems to be attributable to the fact that whereas the School Tax Removal Grant was increased, the Resources Grant, which provides a basic \$30 exemption, was not. The School Tax Removal Grant which benefits the medium to higher valued properties was doubled to a maximum of \$80 with the actual amount received being related to total taxes. As shown in Exhibit V this meant that the total Home Owner and School Tax Removal Grant did not increase at all on average for the lower valued properties and increased 18.4% on average for the upper third.

Increases in the assessed value of land vis à vis improvements is not a factor in this years analysis as it was in previous years. This is because the 1975 assessment roll was "frozen" by the Provincial Government. It is the same as the 1974 assessment roll except where improvements have been created or added to."

The City Manager recommends the foregoing report of the Director of Finance be received for INFORMATION.

RECOMMENDATION2. False Creek \$10,000,000 loan from CMHC.

The Director of Finance reports as follows:

"Council previously sought and obtained approval from the Province and from the Federal Government for the City to borrow \$10,000,000 as part of the financing costs for the development of False Creek. We are about to execute the first loan agreement with CMHC, and require a formal Council resolution authorizing the borrowing. The borrowing will of course take place over a period of time and not all at once. The term is thirty years and the interest rate 8%.

I therefore RECOMMEND that Council formally approve the borrowing of up to \$10,000,000 from Central Mortgage and Housing Corporation, and authorize the execution of the necessary borrowing agreements and eventual debentures to be issued to the Federal Government."

Your City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 69

PERSONNEL MATTERSRECOMMENDATION

95

1. Filling of One Vacant Position - Care Facilities Consultant II - Health Department

The City Medical Health Officer and the Director of Personnel Services report as follows:

"On August 29, 1972, Council approved the recommendations of the then Standing Committee on Health and Welfare concerning the enforcement of the Community Care Facilities Licensing Act. Four staff positions were approved, including three at the professional level, one of which was to be assigned supervisory responsibilities. The supervisory position was later classified by the Personnel Services Department as a Care Facilities Consultant II, Pay Grade 27.

Although the position was subsequently advertised extensively on a number of occasions, we have never been successful in filling the position permanently from outside sources. It would seem apparent that individuals with experience directly related to the field are just not available.

Since 1973, the position has been filled on a temporary basis by City Public Health Inspectors. It has been found that, while their experience is not as closely related as might be ideally desirable, they nevertheless have been quite effective in their supervision of the function. It has therefore been concluded that under the circumstances, the position should be filled by a Public Health Inspector. However, the present temporary arrangement has administrative disadvantages which should be corrected. One effect of it is that there is a temporary vacancy for Public Health Inspector I or II. It has been found difficult enough to recruit Inspectors at these levels for permanent positions in the past since the demand for qualified graduates has traditionally exceeded the supply. To fill a temporary position is virtually impossible.

Since May, 1975, the position has been filled temporarily by Mr. Thomas Cairney whose regular classification is Public Health Inspector III, Pay Grade 25. He is considered to be a desirable candidate for a permanent appointment to the post. However, Mr. Cairney is unwilling to apply for the position on a permanent basis in the present circumstances since it is totally funded by the Vancouver Resources Board and it is not impossible that the position may some day be transferred to the V.R.B. (The other three positions originally approved by Council are already on the V.R.B. establishment). After almost 22 years' service with the City, Mr. Cairney is understandably reluctant to run the very real risk of transfer to another employer. He would, however, be quite prepared to apply if he were given an assurance that if the position were transferred, he could stay with the City in his present regular classification of Public Health Inspector III.

In order to accomplish this, it might be necessary temporarily to exceed the authorized strength of Public Health Inspectors by one position if the Care Facilities Consultant II position were in fact transferred. However, due to the relatively high turnover of Public Health Inspectors I and II, it is not anticipated that this would continue for any great length of time. The more likely long term result would be that a vacant I or II position would be filled by Mr. Cairney who would be paid at the III level, until such time as a III position becomes vacant.

We therefore RECOMMEND that authority be granted to guarantee to a Public Health Inspector who occupies the position of Care Facility Consultant II that, in the event that the Care Facility Consultant II position is transferred to the Vancouver Resources Board, he may remain with the Health Department and revert to his previous classified level of Public Health Inspector."

The City Manager RECOMMENDS that the above recommendation of the City Medical Health Officer and Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 61

PROPERTY MATTERSRECOMMENDATION

1. Sale to: Confratellanza Italo-Canadese Society
2 Acres; Block 96, Section 29 T.H.S.L.

The Supervisor of Property and Insurance reports as follows:

"On May 6th, 1975 Council approved an offer for sale or lease to the Confratellanza Italo-Canadese Society of 2 acres of land in the Thunderbird Neighbourhood Development. The date of sale was to be 120 days from the date of Council approval of the sale (September 2, 1975) or the date of issuance of the development permit, whichever was the sooner.

On July 29th, 1975 Council received for information a report setting out the City's requirements prior to any of the sites in the Thunderbird Neighbourhood Development being conveyed. The City Engineer has now completed road closures, ascertained requirements for relocating services, surveyed and completed subdivision plans for the site for the Confratellanza group. The subdivision plan has received the approval of the Provincial Department of Highways and the Approving Officer and the City will register early this year.

Due to the foregoing requirements the site was not available by sale date of September 2nd, 1975 and we are therefore recommending that the sale date be extended to the date Council approves this report (January 13, 1976).

The Supervisor of Property and Insurance recommends that the date of sale of 2 acres in Block 96, Section 29, T.H.S.L. to the Confratellanza Italo-Canadese Society, be extended from September 2nd, 1975 to the date Council approves this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. 10.3 Acre Site on the South Side of Adanac Street East of Cassiar Street - Now legally described as Lot 1, Section 27, Plan-15955

The Supervisor of Property & Insurance reports as follows:-

"In 1965, the B.C. Hydro and Power Authority approached the City with respect to the purchase by the Authority of City-owned property located on the North East Corner of Euclid Avenue and Joyce Street legally described as Block 66, District Lot 37. The Authority proposed to acquire the City-owned land in partial exchange for a 10.3-acre site located on the South Side of Adanac Street East of Cassiar Street plus a cash payment from the City. Located at the North-West Corner of the 10.3-acre site was a 2½ acre site owned by the Provincial Government formerly the Girls' Industrial School site.

As the property which the City would acquire lay within an area affected by possible Highway route it was considered to be to the City's advantage to acquire the property and on December 16, 1965, Council approved the exchange subject to the City obtaining a right of first refusal on the 2½ acre former Girls' Industrial School Site. On June 15, 1966, in a letter to the City from the Minister of Public Works a right of first refusal on the 2½ acre site was granted to the City in the event the site was declared surplus to the requirements of the Provincial Government.

Clause #2 (Cont'd)

On December 17, 1974, Council approved the sale of the 10.3-acre site to the Provincial Government for lease to a Co-operative Housing Society for the development of low density apartments, townhouses, duplex and detached units, and the property has since been conveyed to the Government. The Co-operative Society now wish to use the 2½ acre site for recreational purposes in conjunction with the housing development on the 10.3 acre site. They have been advised by the Provincial Government that as the City of Vancouver has a right of first refusal on this particular land, then the approval of the City of Vancouver will be required before the lease can be entered into.

The right of first refusal on the 2½ acre site was obtained at the time the City acquired title to the adjoining property. The Director of Planning has advised that as the City has sold the adjacent 10.3 acre site the right of first refusal on the Provincial land is no longer required.

It is therefore RECOMMENDED that the Provincial Government (Department of Housing) be advised that the City of Vancouver relinquishes its right of first refusal on the former Girls' Industrial School Site."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 10

SPECIAL COMMITTEE RE
EQUAL EMPLOYMENT OPPORTUNITIES

On July 22nd, 1975, Council passed the following motion, "that the proposal of the Human Rights Branch regarding striking a special committee to design and oversee an Equal Opportunities Program be approved". As the Chairman of this Committee which is comprised of myself, Alderman Sweeney, representatives of the affected unions, and a representative from the Status of Women Council, I am returning to Council with the following report and a request for clarification of the mandate for the committee.

The committee has thus far met twice to discuss the basic format for its work. What has emerged thus far is that a comprehensive study of employment opportunities for women can be gleaned by looking through our existing personnel records. However, the initial intention of the motion we passed last July was to deal on a much broader basis with problems of opportunity for minority, ethnic and nationality groups. A number of these groups wrote letters of endorsement which came to us along with Miss Day's original presentation, and therefore, it would certainly make eminent good sense to include in our data collection some estimate of what opportunities exist within the City Hall service for these minority groups. VMREU, Police, the Engineering Department, Personnel, Status of Women Council and Human Rights Branch support this approach. However, the Firefighters, Nurses, and CUPE have expressed some reservations about including racial and ethnic minority statistics in our study.

Such a study would involve anonymous questionnaires circulated to all members of City Hall staff to pull together information about ethnic or national origin. I have appended a suggested draft which might go out with this questionnaire to all employees. The obvious advantages in doing the total study of the work force in one go is apparent. Simply to do a survey of our existing work force on existing data, namely, sex, age and employment category would provide only partial information. If we are to do any kind of comprehensive survey, I would recommend that we do it all at once. This would be a more efficient use of time as the information we have could be correlated with information gleaned through the questionnaire format. The financial implications of moving into the broader question of discrimination and equal opportunity employment breaks down as follows:

ESTIMATED COSTS OF PROPOSED E.E.O.P. RESEARCH PROJECT

(a) One Time

2 interviewers for 3 months @ \$800 per month	\$4,800.
Initial computer set-up, including programming	3,000.
Producing labels for questionnaire forms (Computer Services)	500.
Printing of Forms	100.
	<u>TOTAL</u>
	\$8,400.

(b) Recurring Annual Costs Up-dating Data

Processing changes	\$1,500.
Yearly Analysis	600.
	<u>TOTAL</u>
	\$2,100.

A more limited version of the programme (looking at women's opportunity) would involve manual sorting of existing information.

At this point, the committee is seeking cost-sharing with the unions, with the Provincial Government and with the Federal Government. Manpower is prepared to donate one interviewer staff time for the three months. If the Social Planning Department allocated one researcher for the three month period, staff costs could be absorbed into our existing budget.

The goal of the whole exercise, of course, is to try to develop some kind of program whereby discrimination in the City work force is investigated and through long term planning, abolished. Ultimately we should be able to provide the kinds of training needed by those groups that have been traditionally left out of the work force and who have been, through lack of training or lack of opportunity, denied access to the promotional system. The larger hope is that the City program will provide a prototype or model for private enterprise or other municipalities to follow. What is needed from Council at this time is a mandate to pursue the goals and objectives of the program to incorporate all racial and ethnic minorities as well as women in this overview. Once done, the committee can get on with the task of organizing the questionnaires and the data collection system, so that by summer of 1976, information will be available and broken down in report form for Council to develop an equal opportunity strategy.

RECOMMENDATIONS

1. THAT Council re-affirm its commitment to a full equal opportunity programme including the handicapped and racial minorities.
2. THAT Council direct Social Planning Department to make a researcher available to work with the committee and the Human Rights Commission in programme development.

Darlene Marzari
Darlene Marzari
Alderwoman

January 6, 1976

DELEGATION: Ms. K. Ruff, Status of Women Council

Mr. P. Winn, Secretary of State Office

FOR COUNCIL ACTION SEE PAGE(S) 11

Draft

TO: ALL EMPLOYEES

SUBJECT: GATHERING INFORMATION FOR THE EQUAL EMPLOYMENT OPPORTUNITIES PROGRAM

In the Staff Newsletter of December _____, I outlined the aims of the City's new Equal Employment Opportunity Program and some of the steps that will be involved in designing and implementing it.

In the last month, we have held discussions with Supervisors, Department Heads, and union representatives in order to hear their suggestions and to explain the objectives and methods of the Program.

The first few months of the Committee's life have been spent in familiarizing ourselves with our tasks, and in letting everybody at the City know who we are and what we're here for.

The next step for the Committee is gathering information on the City work force.

As we described in our earlier Newsletter, the aim of the Program is to ensure that there is equal access to all types of employment for all groups of people, without regard to race, colour, sex, age, or national origin. The City has had a policy of non-discrimination and gathering the information on^{the} composition of our work force will enable us to assess whether this policy has been effective, to identify areas where all groups are not competing on an equal footing, and to design steps to overcome barriers to equal opportunity.

Detailed information about the City's work force is a necessary part of defining problems and it will assist the Committee in the development of realistic plans. A data base also acts as a benchmark against which to measure future progress.

Therefore, if the Program is to be successful, we need to collect some basic information from all employees - information that is not available in present personnel files.

The information we collect will allow us to analyse the composition of the present work force by race, colour, sex, age, and national origin.

We know that some of you may feel uncertain about answering questions about your race, colour, and national origin. We have discussed

-2-

the gathering of this sensitive information very thoroughly at Committee meetings over the last few months and for everyone's protection and comfort we have developed the following guidelines for the use and storage of the information:

1. Although we will have to cross-file the information we collect with names in order to make sure that we have information from everyone and in order to update the information, the questionnaires will be anonymous. The Committee is only interested in statistical groupings and reports developed from the gathered information will not show any particular individual's race or colour or national origin.
2. The information collected will be kept locked and separate from all regular personnel information.
3. The information will be used only for the Equal Employment Opportunity Program.
4. After it is first gathered, the information will only again be cross-filed with names for the purposes of updating the information base, and this will only be done with the approval and under the supervision of the Director of the Human Rights Branch.

The information will be collected by interviewers who will be visiting you shortly. We ask your full co-operation in answering his or her questions.

If you have any questions about the Program or the interview, please contact your union representative, the Personnel Director, Shelagh Day at the Human Rights Branch, or myself.

Darlene Marzari

Nov. 1975

Shelagh Day
Human Rights Officer